



46 Meadowcroft Rise, Bierley, Bradford, BD4 6EP

Lovely Semi Detached, situated in this ever popular location within a cul de sac position. Provides 3 Bedrooms, with pleasant gardens and parking. Must be viewed to appreciate.

The accommodation comprises: Entrance Hall, Lounge, Dining Room, Kitchen, 3 Bedrooms & Bathroom.

Asking Price £180,000

46 Meadowcroft Rise, Bierley, Bradford, BD4 6EP

SIDE ENTRANCE

LOUNGE 16'2" (4.93) x 13'4" (4.06) max inc. open staircase

DINING ROOM 8'1" x 7'2" (2.46m x 2.18m)

uPVC French doors leading to the garden.

KITCHEN 9'3" x 6' (2.82m x 1.83m)

Range of base and wall units, worktops and sink unit.

LANDING

BEDROOM 1 13'4" x 11'2" max (4.06m x 3.4m max)

BEDROOM 2 11'2" x 6'9" (3.4m x 2.06m)

BEDROOM 3 7'8" x 6'2" (2.34m x 1.88m)

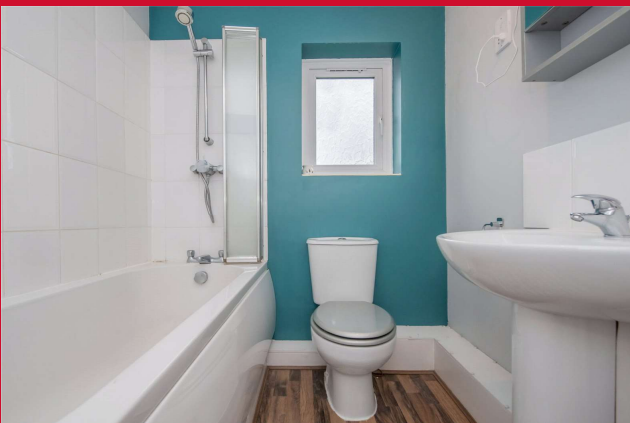
BATHROOM/W.C 3 piece suite.

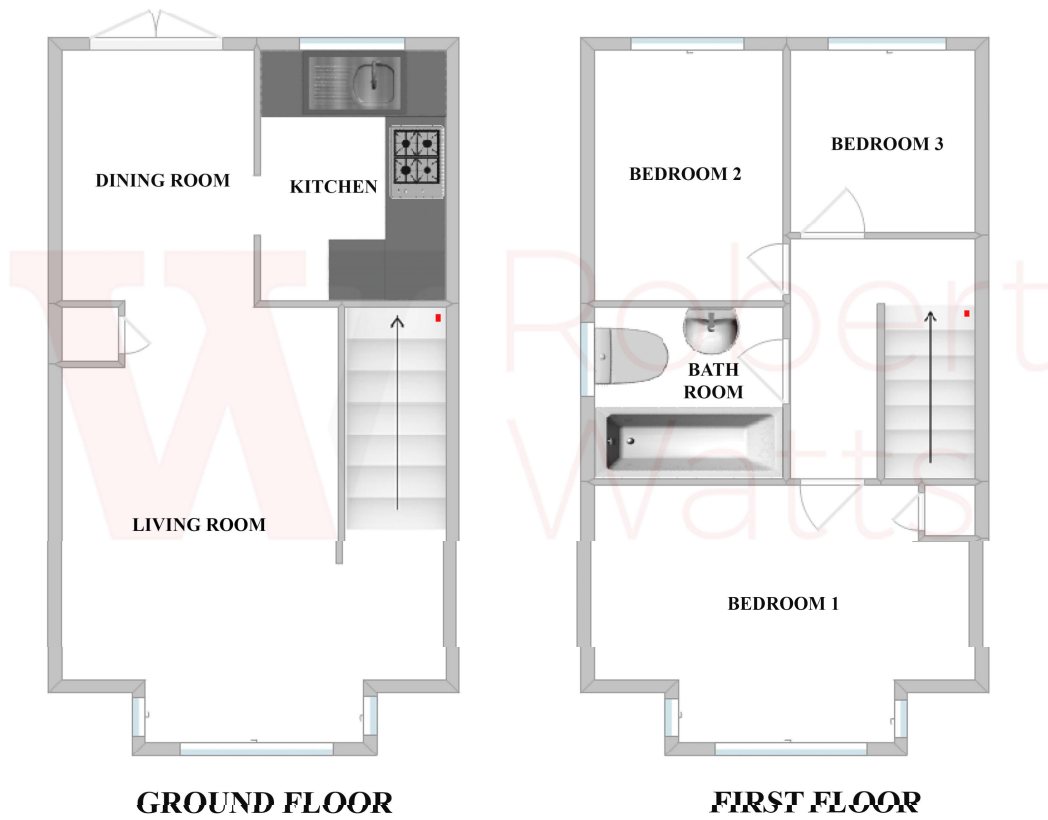
OUTSIDE Occupying a cul-de-sac position. Pleasant, enclosed garden with paved and decking terrace. Parking space.

TENURE Freehold

COUNCIL TAX BAND B - Bradford

The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		87
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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